



PARK PLACE RESIDENCES™

HALIFAX, NOVA SCOTIA

DESIGN BY



ABC
ALLIANCE FOR BETTER CONDOS™



Victorian character. Contemporary living.

Ten individual homes. One welcoming community.

1049 South Park Street | 5691 Rhuland Street

A Halifax community with its own character.

Park Place Residences (HCCC No. 144) brings ten individual homes together at South Park and Rhuland Streets in Halifax. Built in 1990 with elements incorporated from the original 1900 construction, the building carries its Victorian character into contemporary living. Blue siding and white trim establish a shared exterior identity, while each residence has its own interior palette. Warm neutrals, natural textures and considered colour connect the homes. Furniture, artwork and textiles create character while respecting the building’s architecture.



Proposed building signage

Victorian character. Individual expression.

The ten unit areas total 12,659 sq ft (1,176 m²). The reported building area is 19,712 sq ft (1,831 m²), including the lower level and underground parking. Interior palettes range from the warmth of The Heritage to the muted burgundy of The Rosewood.

Building area: August 21, 2021 replacement-cost valuation. Unit specifications and sources: page 7.

1990	Building construction
1900	Original construction elements incorporated into the building

CONNECTED TO OUR INDUSTRY

Park Place Residences is a member of the Canadian Condominium Institute (CCI), Nova Scotia Chapter, and the Alliance for Better Condos (ABC). CCI membership gives our Board and owners access to condominium education, industry updates and experienced professionals. Our involvement with ABC supports governance, financial stewardship and sustainable building improvements. Our Board President, Raymond Spencer, is also a member of Rental Housing Providers Nova Scotia (RHPNS), providing an additional connection to education and resources relating to property management and resident service.

Design direction by ABC. The building rating certificate appears on page 21.

A distinctive South Park presence.



South Park Street view



The building in its neighbourhood

Character at street level.

Bay windows, dormers and detailed white trim give the South Park frontage its rhythm. The central entrance anchors the street-facing elevation, while blue siding connects the building's different faces.

1049 South Park Street
Halifax, Nova Scotia

A second side of the same character.



Rhuland Street view

The turret. The entrance. The detail.

The Rhuland side brings the corner turret, a centred entrance and a sequence of dormer windows into view. Its blue-and-white exterior carries the same architectural language around the building.

5691 RHULAND STREET

One community, with individual homes along both South Park and Rhuland Streets.

The exterior photographs establish the building as a whole. Residence names and interior design directions follow the shared outdoor spaces and practical amenities.

Room to relax outdoors.



Courtyard



Rear and side exterior

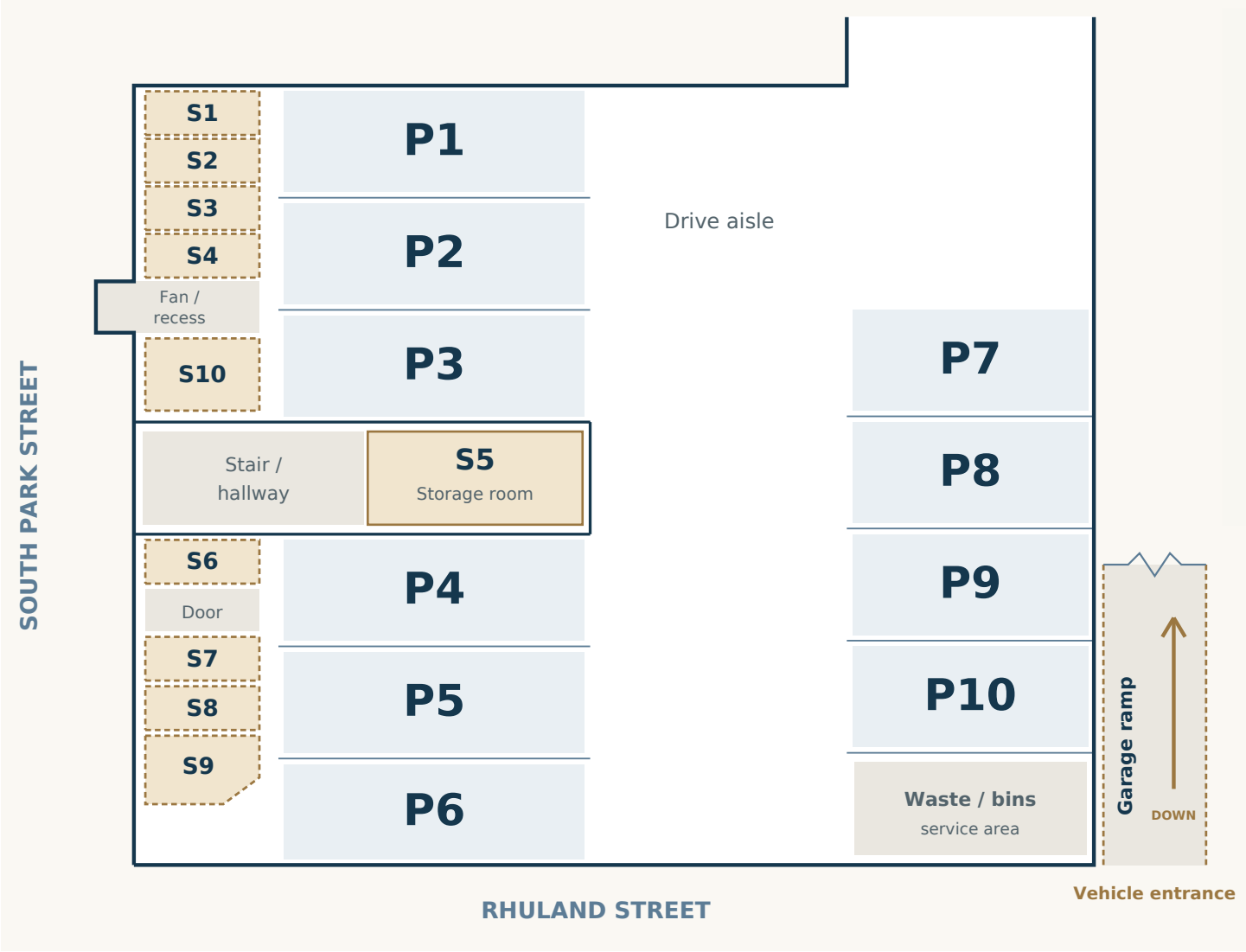
A shared outdoor setting.

The Courtyard is a shared common element with HCCC No. 135. Stone paving, gazebos and a barbecue area provide an outdoor setting for gathering. White and blue textiles pair with warm wood furniture and a table for four.

The existing blue siding and white trim are retained. Outdoor accessory colour references appear on page 19; image and styling notes are on page 20.

Parking & Storage Layout

South Park Street is on the left. Rhuland Street is at the bottom. The garage ramp and vehicle entrance are on Rhuland Street.



P Parking spaces

The number identifies the unit. P1 to P10 show the parking spaces.

S Storage lockers and rooms

The number identifies the unit. S5 is the separate storage room beside the stair and hallway.

Schematic layout. Not to scale. Dashed outlines show approximate storage and ramp locations.

Layout dated October 15, 2026. Sources: confirmed parking map; garage and basement plans; locker and Rhuland entrance photographs.

A first look at each home.

Bedroom and bathroom counts and floor areas for the ten residences, drawn from eight appraisals and two historical listings.

RESIDENCE	BEDS	FULL	HALF	AREA / SQ FT (m²)	SOURCE / DATE
01 The Heritage	2	2	0	1,171 (109 m²)	January 7, 2021
02 The Atlantic	2	2	0	1,155 (107 m²)	November 4, 2021
03 The Sterling	2	2	1	1,245 (116 m²)	January 11, 2024
04 The Willow	2	2	1	1,266 (118 m²)	April 14, 2025
05 The Cooper	2	2	1	1,245 (116 m²)	June 26, 2025
06 The Courtyard	2	2	1	1,245 (116 m²)	Sold May 19, 2015
07 The Rhuland	2	2	1	1,275 (118 m²)	July 18, 2024
08 The Linden	2	2	1	1,237 (115 m²)	November 4, 2021
09 The Turret	2	2	1	1,470 (137 m²)	Sold July 15, 2006
10 The Rosewood	2	2	1	1,350 (125 m²)	July 18, 2024

TEN UNIT AREAS	12,659 sq ft (1,176 m²)
Sum of the ten unit areas	

READING THE FIGURES

Full and half columns count bathrooms separately; a half bathroom is a powder room. Units 6 and 9 use historical ViewPoint listings and show sale dates. Other rows use the supplied appraisals and show their effective dates.

The ten unit areas total 12,659 sq ft (1,176 m²). The reported building area is 19,712 sq ft (1,831 m²), including the lower level and underground parking, from Tudor Valuations’ August 21, 2021 replacement-cost valuation. Areas are source-reported, not new measurements. Metric areas use 1 sq ft = 0.09290304 m² and are rounded to the nearest whole square metre. Totals are converted before rounding; rounded unit figures may not add to the rounded total.

Sources: Unit 1 appraisal, page 4; other appraisals, page 5. Units 6 and 9: ViewPoint listings 5122438 and 2840011, with sale dates supplied by the owner.

Find your character.

Ten individual palettes, connected by classic proportions, natural textures and a shared sense of place.

01	The Heritage Warm Heritage		09
02	The Atlantic Coastal Classic		10
03	The Sterling Tailored Classic		11
04	The Willow Botanical Victorian		12
05	The Cooper Distiller's Heritage		13
06	The Courtyard Courtyard Classic		14
07	The Rhuland Victorian Elegance		15
08	The Linden Light Classic		16
09	The Turret Classic Victorian		17
10	The Rosewood Victorian Boutique		18

Choose a name to jump to its residence profile. Unit specifications are on page 7, the palette comparison on page 19, and image and styling notes on page 20.

The Heritage

Warm Heritage

2 bedrooms

2 full bathrooms

1,171 sq ft (109 m²)



Living room

A warm welcome.

The Heritage takes its direction from the comfort of warm linen, biscuit taupe and rich walnut tones. Its palette layers neutral textiles with caramel accents and touches of antique brass. Restrained traditional patterns and warm-toned artwork give this South Park Street residence a settled character, with wood providing depth and warmth.

- Warm linen and biscuit taupe
- Walnut tones and caramel accents
- Antique brass and traditional patterns



Kitchen

THE PALETTE

Warm Linen #E8DDCD	Warm White #F8F5EE	Biscuit Taupe #C6AF96	Caramel #A5734E	Walnut Brown #674836	Antique Brass #A88C5F
WALL	TRIM	TEXTILES	ACCENT	WOOD	DETAIL

Specifications: appraisal as at January 7, 2021, PDF p. 4. See page 7.

Digital colour references, not manufacturer paint codes. Wood and metal swatches indicate material tones. Use physical samples before specifying finishes.

The Atlantic

Coastal Classic

2 bedrooms

2 full bathrooms

1,155 sq ft (107 m²)



Living room

A quiet coastal note.

The Atlantic interprets coastal style through soft colour and natural texture. Warm ivory and sand form the base of the palette, with harbour blue and slate-blue details in textiles and artwork. Weathered-oak furniture tones complete an understated scheme for this South Park Street residence, keeping the coastal reference subtle and the overall impression light.

- Warm ivory and sandy neutrals
- Harbour blue with slate-blue detail
- Weathered-oak tones and natural texture



Balcony at twilight

THE PALETTE

Warm Ivory #F2EEE5	Warm White #F8F5EE	Sand #D8C7AC	Harbour Blue #7993A4	Weathered Oak #9F8569	Slate Blue #4B6576
WALL	TRIM	TEXTILES	ACCENT	WOOD	DETAIL

Specifications: appraisal as at November 4, 2021, PDF p. 5. See page 7.

Digital colour references, not manufacturer paint codes. Wood and metal swatches indicate material tones. Use physical samples before specifying finishes.

The Sterling

Tailored Classic

2 bedrooms

2 full + 1 half bath

1,245 sq ft (116 m²)



Living room

Composed. Considered. Classic.

The Sterling pairs soft taupe with charcoal for a composed, tailored direction. The palette uses greige textiles, walnut-toned furniture and bronze details to bring warmth to the contrast. Carefully chosen artwork and restrained patterns give this South Park Street residence its identity, with light walls balancing the deeper furnishing accents.

- Soft taupe with charcoal contrast
- Walnut tones and bronze details
- Restrained patterns and considered artwork



Kitchen and breakfast area

THE PALETTE

					
Soft Taupe #D7CFC3	Warm White #F8F5EE	Greige #B8AC9B	Charcoal #464341	Walnut #674A37	Bronze #8C7156
WALL	TRIM	TEXTILES	ACCENT	WOOD	DETAIL

Specifications: appraisal as at January 11, 2024, PDF p. 5. See page 7.

Digital colour references, not manufacturer paint codes. Wood and metal swatches indicate material tones. Use physical samples before specifying finishes.

The Willow

Botanical Victorian

2 bedrooms

2 full + 1 half bath

1,266 sq ft (118 m²)



Living room

A softer shade of Victorian.

The Willow draws on the softer side of Victorian style, combining warm ivory with sage and oak tones. The interior palette brings botanical references into artwork and textiles, supported by oatmeal fabrics and small leaf-green details. It is a graceful direction for this South Park Street residence, with colour providing a gentle, recognisable identity.

- Warm ivory with soft sage
- Oak tones and oatmeal fabrics
- Botanical artwork and leaf-green details



Bedroom

THE PALETTE

Warm Ivory #F0ECD F	Warm White #F8F5EE	Oatmeal #D8CAB4	Sage #A9B39C	Oak #B69A74	Leaf Green #65765E
WALL	TRIM	TEXTILES	ACCENT	WOOD	DETAIL

Specifications: appraisal as at April 14, 2025, PDF p. 5. See page 7.

Digital colour references, not manufacturer paint codes. Wood and metal swatches indicate material tones. Use physical samples before specifying finishes.

The Cooper

Distiller's Heritage

2 bedrooms

2 full + 1 half bath

1,245 sq ft (116 m²)



Living room

Warmth, with a craftsman's touch.

The Cooper takes its name from the craft of barrel-making, expressed through honey-oak tones, cognac accents and aged brass. Its palette keeps warm ivory and oatmeal at the centre, with understated touches of amber glass. Light textiles suit the north- and east-facing setting, while the existing recent updates remain the foundation.

- Warm ivory and light oatmeal
- Honey-oak tones with cognac accents
- Aged brass and amber glass



Kitchen

THE PALETTE

Warm Ivory #F2E9DA	Warm White #F8F5EE	Oatmeal #D8C8AD	Cognac #9A5634	Honey Oak #B88A58	Aged Brass #B0915D
WALL	TRIM	TEXTILES	ACCENT	WOOD	DETAIL

Specifications: appraisal as at June 26, 2025, PDF p. 5. See page 7.

Digital colour references, not manufacturer paint codes. Wood and metal swatches indicate material tones. Use physical samples before specifying finishes.

The Courtyard

Courtyard Classic

2 bedrooms

2 full + 1 half bath

1,245 sq ft (116 m²)



Living room

A calm place to come home.

The Courtyard pairs bay windows, warm wood floors and an arched dining opening with a calm ivory, oatmeal and muted-green palette. Retain the wood fireplace surround and the kitchen's white cabinetry, dark counters and black tile, adding simple textiles and natural-wood furniture tones. Existing bathroom tiles and the wood staircase remain part of its character.

- Ivory and oatmeal neutrals
- Muted green and soft-stone details
- Natural-wood tones and simple textiles



Kitchen

THE PALETTE

					
Ivory #F2EDDF	Warm White #F8F5EE	Oatmeal #D8CDB8	Muted Green #99A58D	Natural Wood #B4936C	Soft Stone #AAA08F
WALL	TRIM	TEXTILES	ACCENT	WOOD	DETAIL

Specifications: ViewPoint listing 5122438; sold May 19, 2015 (owner-confirmed). See page 7.

Digital colour references, not manufacturer paint codes. Wood and metal swatches indicate material tones. Use physical samples before specifying finishes.

The Rhuland

Victorian Elegance

2 bedrooms

2 full + 1 half bath

1,275 sq ft (118 m²)



Living room

A confident classic.

The Rhuland takes its name from the street at this corner address. Its interior palette pairs ivory and warm taupe with concentrated navy accents, supported by walnut tones and brass. Classic framed art and carefully proportioned furnishings give the palette a more formal character, drawing on the building’s Victorian design without adding ornament.

- Ivory and warm taupe
- Deep navy as the signature accent
- Walnut tones and brass details



Kitchen

THE PALETTE

					
Ivory #EEE8DB	Warm White #F8F5EE	Warm Taupe #B6A48B	Navy #263C52	Walnut #634633	Brass #B19766
WALL	TRIM	TEXTILES	ACCENT	WOOD	DETAIL

Specifications: appraisal as at July 18, 2024, PDF p. 5. See page 7.

Digital colour references, not manufacturer paint codes. Wood and metal swatches indicate material tones. Use physical samples before specifying finishes.

The Linden

Light Classic

2 bedrooms

2 full + 1 half bath

1,237 sq ft (115 m²)



Living room

Light in tone. Rich in texture.

The Linden is defined by a palette of warm white, oatmeal and stone, with pale-oak furniture tones adding warmth. Light greige gives smaller details gentle definition. Suited to its east- and south-facing Rhuland Street setting, the scheme uses linen, texture and simple shapes for interest while retaining the updated kitchen and existing finishes.

- Warm white and oatmeal
- Stone with gentle greige contrast
- Pale-oak furniture tones and linen



Dining room

THE PALETTE

Warm White #F3EFE6	Warm White Trim #F8F5EE	Oatmeal #DCD0BE	Stone #B4AFA3	Pale Oak #C3A47D	Light Greige #9F9688
WALL	TRIM	TEXTILES	ACCENT	WOOD	DETAIL

Specifications: appraisal as at November 4, 2021, PDF p. 5. See page 7.

Digital colour references, not manufacturer paint codes. Wood and metal swatches indicate material tones. Use physical samples before specifying finishes.

The Turret

Classic Victorian

2 bedrooms

2 full + 1 half bath

1,470 sq ft (137 m²)



Dining room | Illustrative reconstruction

Let the architecture lead.

The Turret lets its defining architecture lead. Its historical listing describes a two-level corner home with turret spaces on both levels, high ceilings, crown moulding and a fireplace. Ivory, oatmeal and warm taupe form a restrained design direction, with warm-wood furniture tones and small brass details providing a quiet setting for these features.

- Ivory, oatmeal and warm taupe
- Warm wood with restrained brass
- Turret architecture as the focal point



Second bedroom | Illustrative reconstruction

Illustrative reconstruction based on the layouts of Units 7 and 10 and the building plans.

THE PALETTE

					
Ivory #EFE6D7	Warm White #F8F5EE	Oatmeal #D6CAB6	Warm Taupe #B5A58E	Warm Wood #8A6349	Restrained Brass #AD9569
WALL	TRIM	TEXTILES	ACCENT	WOOD	DETAIL

Specifications: ViewPoint listing 2840011; sold July 15, 2006 (owner-confirmed). See page 7.

Digital colour references, not manufacturer paint codes. Wood and metal swatches indicate material tones. Use physical samples before specifying finishes.

The Rosewood

Victorian Boutique

2 bedrooms

2 full + 1 half bath

1,350 sq ft (125 m²)



Living room

A boutique point of view.

The Rosewood brings a boutique design direction to its Rhuland Street setting. Warm ivory and taupe form the base of the palette, enriched by muted burgundy, walnut tones and brass. Burgundy appears in selected textiles and artwork, giving the scheme depth while keeping the larger surfaces light and the existing fixed finishes intact.

- Warm ivory and taupe
- Muted burgundy in selected accents
- Walnut tones and brass details



Kitchen

THE PALETTE

					
Warm Ivory #EFE8DC	Warm White #F8F5EE	Taupe #C4B6A5	Muted Burgundy #733F49	Walnut #664A3D	Brass #B1996C
WALL	TRIM	TEXTILES	ACCENT	WOOD	DETAIL

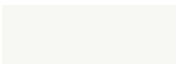
Specifications: appraisal as at July 18, 2024, PDF p. 5. See page 7.

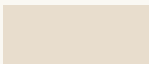
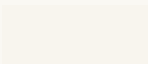
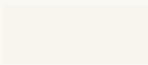
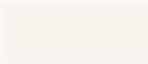
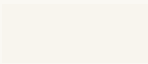
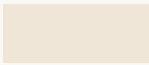
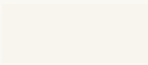
Digital colour references, not manufacturer paint codes. Wood and metal swatches indicate material tones. Use physical samples before specifying finishes.

Colour across the residences.

BUILDING ACCESSORIES

White & Blue
Existing exterior retained.

				
Soft White #F7F7F4	Slate Blue #5C7C95	Deep Blue #304D67	Natural wood #A78968	Black #292D30

RESIDENCE / THEME	WALL	TRIM	TEXTILES	ACCENT	WOOD	DETAIL
01 The Heritage Warm Heritage						
	#E8DDCD	#F8F5EE	#C6AF96	#A5734E	#674836	#A88C5F
02 The Atlantic Coastal Classic						
	#F2EEE5	#F8F5EE	#D8C7AC	#7993A4	#9F8569	#4B6576
03 The Sterling Tailored Classic						
	#D7CFC3	#F8F5EE	#B8AC9B	#464341	#674A37	#8C7156
04 The Willow Botanical Victorian						
	#F0ECD F	#F8F5EE	#D8CAB4	#A9B39C	#B69A74	#65765E
05 The Cooper Distiller's Heritage						
	#F2E9DA	#F8F5EE	#D8C8AD	#9A5634	#B88A58	#B0915D
06 The Courtyard Courtyard Classic						
	#F2EDDF	#F8F5EE	#D8CDB8	#99A58D	#B4936C	#AAA08F
07 The Rhuland Victorian Elegance						
	#EEE8DB	#F8F5EE	#B6A48B	#263C52	#634633	#B19766
08 The Linden Light Classic						
	#F3EFE6	#F8F5EE	#DCD0BE	#B4AFA3	#C3A47D	#9F9688
09 The Turret Classic Victorian						
	#EFE6D7	#F8F5EE	#D6CAB6	#B5A58E	#8A6349	#AD9569
10 The Rosewood Victorian Boutique						
	#EFE8DC	#F8F5EE	#C4B6A5	#733F49	#664A3D	#B1996C

A shared foundation: warm-white interior trim, natural textures and classic proportions. Each residence keeps its own accent, from charcoal and sage to navy and burgundy.

The outdoor and interior whites and blues intentionally differ. Swatches are digital targets, not paint brands or formulas. For individual colour names and suggested uses, see the residence profiles.

From inspiration to a real finish.

Use this book to guide a coherent refresh while respecting what makes each residence its own.

01 Start with the actual room.

Preserve room proportions and the positions of windows, doors and openings. Keep the existing exterior colours. Appliance and flooring visualisations provide design references; confirm final specifications for each unit before carrying out work.

02 Choose physical paint samples.

HEX codes describe digital colours. They are not manufacturer paint codes or exact colours sampled from the photographs. Test large physical samples in daylight and evening light beside the existing flooring, tile and cabinetry.

03 Build the palette in layers.

Use the main wall colour as the backdrop, add neutral textiles and wood, then repeat the unit’s accent in a few cushions, artworks or accessories. Keep good existing finishes. Match current paint for touch-ups rather than substituting a new colour.

SUGGESTED INTERIOR FINISH APPROACH

Walls	Each unit’s wall colour	Washable matte / eggshell
Painted trim	Warm White #F8F5EE	Satin
Ceilings	Soft Ceiling White #FCFAF6	Matte

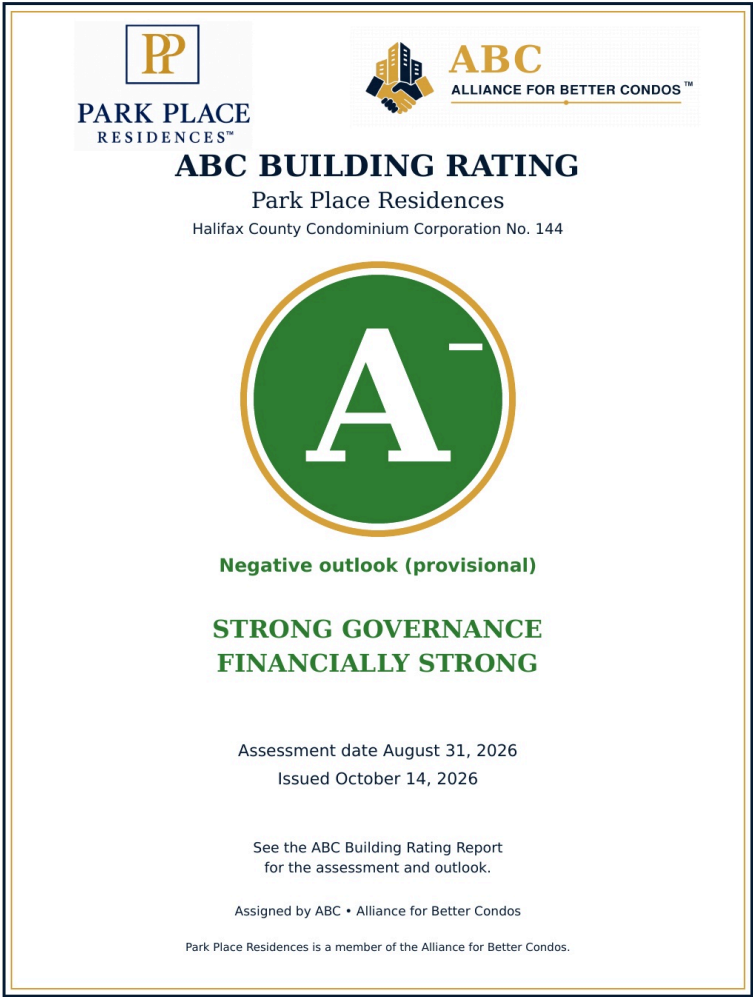
ABOUT THE IMAGES & DESIGN DIRECTION

Images include digital staging and visualised design changes to furnishings, finishes, appliances and courtyard arrangements. They may differ from current conditions. South Park exterior views show the proposed building sign. The Parking & Storage Layout is a reference plan with approximate locations, not measured dimensions.

Unit 9 interiors are illustrative reconstructions based on the layouts of Units 7 and 10 and the building plans, using The Turret's Classic Victorian palette.

Governance and financial strength.

An assessment of the corporation's governance practices and reported financial position.



A- | Negative outlook (provisional)

Strong governance. Financially strong.

Assessment: August 31, 2026 | Issued: October 14, 2026

Based on FY2026 unaudited results. The outlook reflects the FY2027 budget and is provisional because proposed funding requires approval and implementation.

Read with the October 14, 2026 ABC Building Rating Report and its qualifications.
An outlook does not automatically change the rating; both may be reaffirmed at review.
Assigned by ABC. Alliance for Better Condos membership is separate from the rating.



PARK PLACE RESIDENCES™

Find your place at Park Place Residences.

Explore the residences and their individual design directions. Ask for current availability, property details and an opportunity to view.

PARK PLACE RESIDENCES

Halifax County Condominium Corporation No. 144

1049 South Park Street

5691 Rhuland Street

Halifax, Nova Scotia

theparkplaceresidences@outlook.com

parkplaceresidences.ca

TEN INDIVIDUAL HOMES. ONE WELCOMING COMMUNITY.

DESIGN BY



ABC

ALLIANCE FOR BETTER CONDOS™

Park Place Residences is a member of CCI Nova Scotia and the Alliance for Better Condos.
Board President Raymond Spencer is a member of Rental Housing Providers Nova Scotia (RHPNS).

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